

# Minutes of a Regular Meeting

Approved 5/8/03

## Town of Los Altos Hills PLANNING COMMISSION

Thursday, April 10, 2003, 7:00 p.m.  
Council Chambers, 26379 Fremont Road  
cc: Cassettes ( 1 ) #04-03

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### 1. ROLL CALL AND PLEDGE OF ALLEGIANCE

The Planning Commission regular meeting was called to order at 7:00 p.m. in the Council Chambers at Town Hall.

Present: Chairman Vitu, Commissioners Clow, Cottrell, Kerns & Wong

Staff: Carl Cahill, Planning Director; Angelica Herrera, Assistant Planner; Lani Smith, Planning Secretary

### 2. PRESENTATIONS FROM THE FLOOR-none

### 3. PUBLIC HEARINGS

- 3.1 LANDS OF ASKARI, 27830 Elena Road (Lot C) and LANDS OF WOO AND TAM, 27890 Elena Road (200-02-ZP-SD-GD-VAR); A request for a Site Development Permit for grading, and variance to grade within 10 feet of joint property line (staff-Angelica Herrera).

Staff had nothing further to add to the staff report. Commissioner Clow asked if it had not been for the property line grading, would this have been a routine application which was answered by the Planning Director by discussing the question of consistency with Town Code and the General Plan.

### OPENED PUBLIC HEARING

Bruce Askari, 27830 Elena Road, applicant, stated that this project would return and restore the existing ground to its natural state. This project has been discussed with all of the neighbors who are in support of the project. The elongated hole was trenched for the existing driveway which will be abandoned. This project will restore and return the area to a natural state and will eliminate soil erosion and will beautify the ground. This is the right thing to do.

Hsien-Chung Woo, 27890 Elena Road, applicant, agreed with Mr. Askari's comments, noting, for him, the steep slope of both parcels at the shared property line poses an issue of safety.

### CLOSED PUBLIC HEARING

Commissioner Cottrell had no issues with the application and felt this improved drainage and all the neighbors were in agreement. Commissioners Wong, Kerns and Clow also agreed as well as Chairman Vitu who noted that the variance process is for the protection of neighbors. In this case both property owners want this change.

MOTION SECONDED AND PASSED: Motion by Commissioner Clow and seconded by Commissioner Kerns to approve the request for a Site Development Permit for grading, and variance to grade within 10 feet of joint property line, Lands of Askari, 27830 Elena Road (lot C) and Lands of Woo & Tam, 27890 Elena Road, with the recommended conditions of approval and variance findings.

AYES: Chairman Vitu , Commissioners Kerns, Wong, Cottrell & Clow  
NOES: None

This approval is subject to a 23 day appeal period.

4. OLD BUSINESS

4.1 Report from subcommittees-none

5. NEW BUSINESS

5.1 Analysis of Fast Track Review Process (staff-Angelica Herrera)-Commissioner Cottrell, for the record, felt this was a very thorough and complete report prepared by staff. All Commissioners felt it was a very informative report. The report indicates the success of the Fast Track process with neighbors working together to resolve concerns, when needed. Commissioner Clow discussed how much money is saved by the applicants and time saved by the staff with applications meeting all codes and regulations. The Commissioners felt the report should also be presented to the City Council.

Brief discussion ensued regarding the status of the Lands of Campbell and Ligeti application.

5.2 Los Altos Hills Web Site-Planning Commission Agendas and Minutes-the Planning Secretary reviewed the Los Altos Hills web site for accessing Planning Commission agendas and approved minutes. Commissioner Clow would not want to see house plans on the web. Further discussion ensued regarding security issues involving floor plans being available on the web. Policy regarding reviewing and copying documents was addressed.

6. REPORT FROM THE CITY COUNCIL MEETING

6.1 Planning Commission Representative for March 20<sup>th</sup>, Commissioner Kerns, reported on the following: Lands of Leung; Lands of Mehta; new Town Hall, undergrounding of utilities; the Master Pathway Map; View Protection ordinance; Lands of Corrigan; Goldman invoices; wood burning fireplaces; and closed session regarding Lands of Campbell & Ligeti.

6.2 Planning Commission Representative for April 3<sup>rd</sup>, Commissioner Wong, reported on the following: Lands of Yu; Lands of Mendez; new Town Hall status; View Protection ordinance; presentation by the Town Hall architects; and Lands of Santa Clara Water District.

6.3 Planning Commission Representative for April 17<sup>th</sup> – Commissioner Vitu

6.4 Planning Commission Representative for May 1<sup>st</sup> – Commissioner Clow

7. APPROVAL OF MINUTES

7.1 Approval of March 13, 2003 minutes

PASSED BY CONSENSUS: To approve the March 13, 2003 minutes.

8. REPORT FROM FAST TRACK MEETING- APRIL 1, 2003

8.1 LANDS OF DESIGNED ENVIRON, INC., 24666 Nicole Lane (19-03-ZP-SD-GD); A request for a Site Development Permit for a 4,917 square foot new residence (maximum height 27 feet) (continued from March 25, 2003). Approved with conditions.

9. REPORT FROM SITE DEVELOPMENT MEETING – MARCH 25 & APRIL 8, 2003

9.1 LANDS OF MANNES, 25351 Moody Road (265-02-ZP-SD); A request for a Site Development Permit for a 1,107 square foot addition, and a 341 square foot secondary dwelling unit (maximum height 16.6 feet). Approved with conditions.

9.2 LANDS OF EPSTEIN, 23828 Ravensbury Avenue (10-03-ZP-SD); A request for a Site Development Permit for a landscape screening plan. Approved with conditions.

9.3 LANDS OF SPIRTOS, 23801 Camino Hermoso (245-02-ZP-SD); A request for a Site Development Permit for a new driveway access. Continued to a future Planning Commission meeting.

9.4 LANDS OF PERRELL, 26300 Silent Hills Lane (17-03-ZP-SD); A request for a Site Development Permit for a 910 square foot wine cave. Approved with conditions.

- 9.5 LANDS OF WANG, 28100 Laura Court (16-03-ZP-SD); A request for a Site Development Permit for a 645 square foot pool, landscape screening and hardscape. Approved with conditions.

10. ADJOURNMENT

The meeting was adjourned by consensus at 7:33 p.m.

Respectfully submitted,

Lani Smith  
Planning Secretary